HOUSING MARKET INFORMATION

SENIORS' HOUSING REPORT

British Columbia

CANADA MORTGAGE AND HOUSING CORPORATION

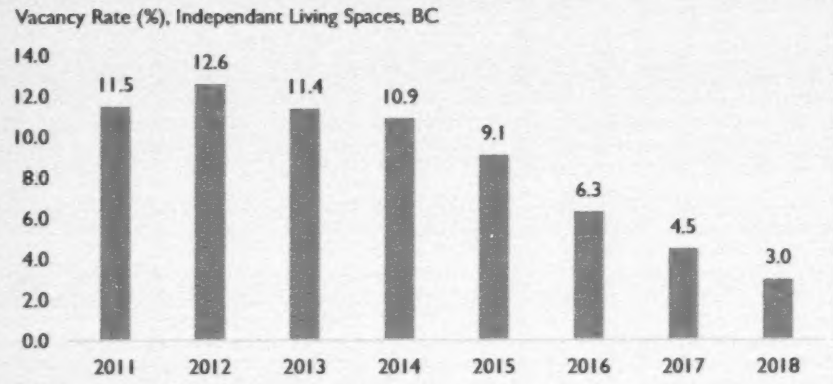
Date Released: 2018

Highlights

- The overall vacancy rate for independent living[1] in seniors' residences across British Columbia was 3.0% in 2018, compared with 4.5% in 2017.
- The number of total spaces increased a modest 340 units across the province over the previous year. Approximately half of the new spaces are located in the South Fraser area.
- An aging population, leading to a growing seniors' population, supports increasing demand for seniors' housing. In addition, large price increases in the resale market over the past few years in many regions of BC has supported some seniors' ability to move into independent and heavy care spaces.
- Rising demand and operating costs increased the monthly rents for independent living spaces in the province by 3.3% compared with the previous year.

Figure 1

Vacancy Rate for Independent Living Spaces in BC Continues to Decline



Source: CMHC Senior' Housing Survey

[1] Independent living spaces or units relate to standard spaces nationally.

Canada

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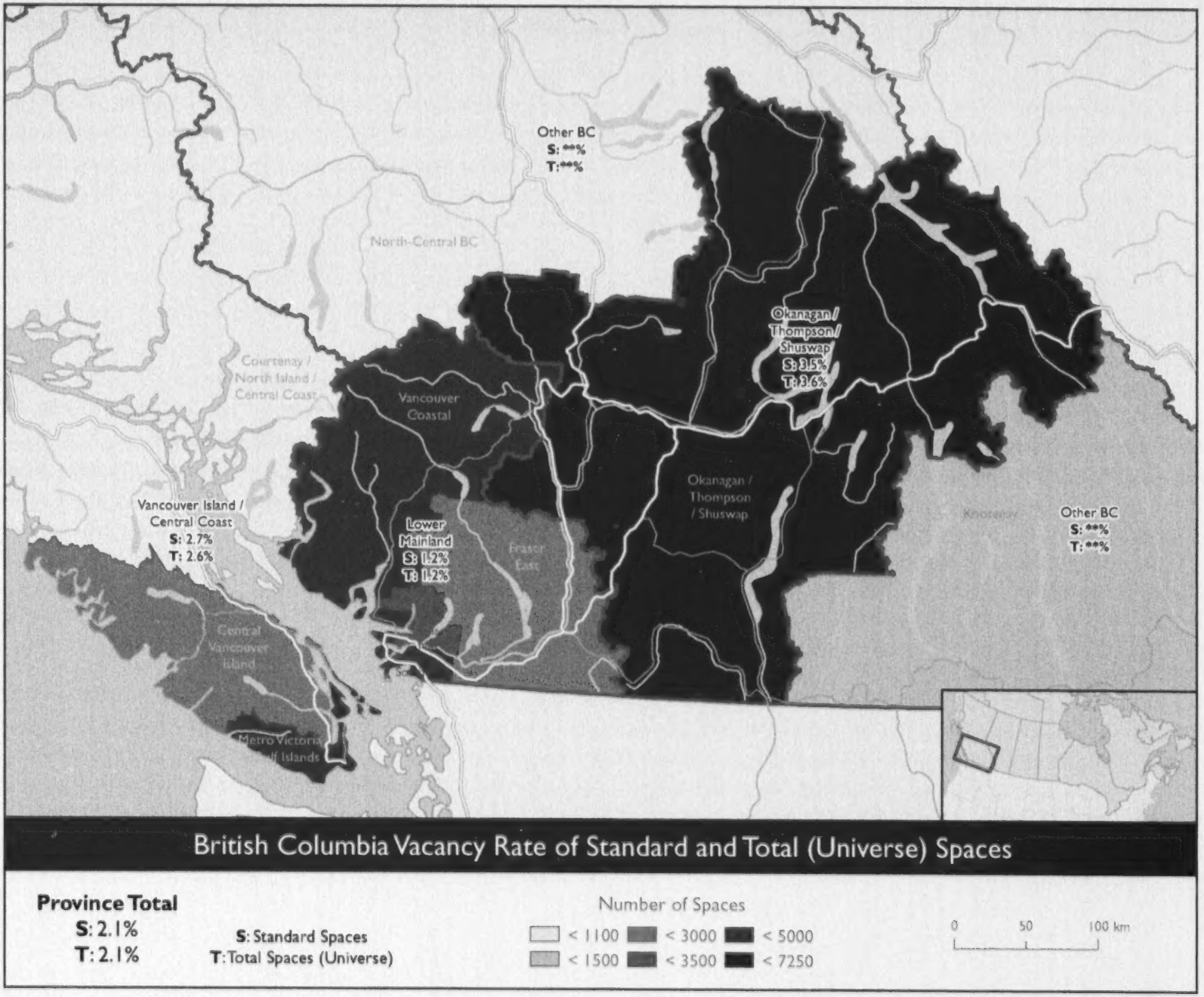
Other BC
S: **%
T:**%
North-Central BC
Courtenay /
North Island /
Central Coast
Vancouver
Coastal
Okanagan /
Thompson /
Shuswap
S: 3.5%
T: 3.6%
Okanagan /
Thompson
/ Shuswap
Kootenay
Other BC
S: **%
T: **%
Vancouver Island /
Central Coast
S: 2.7%
T: 2.6%
Lower
Mainland
S: 1.2%
T: 1.2%
Fraser
East
Central
Vancouver
Island
Metro Victoria
& Islands
British Columbia Vacancy Rate of Standard and Total (Universe) Spaces
Province Total
S: 2.1%
T: 2.1%
S: Standard Spaces
T: Total Spaces (Universe)
Number of Spaces
< 1100
< 3000
< 5000
< 1500
< 3500
< 7250
0
50
100 km

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Primary Geography	Intermediate Geography	Regional Districts	CAs/CMAs
Lower Mainland	Fraser East	Fraser Valley Regional District	Abbotsford-Mision CMA Chilliwack CA
	Fraser North	part of Greater Vancouver Regioanal District	part of Vancouver CMA, including Burnaby, New Westminster, Coquitlam, Port Moody, Maple Ridge, Pitt Meadows
	Fraser South	part of Greater Vancouver Regional District	part of Vancouver CMA, including Langley, Surrey, White Rock, Delta
	Vancouver Coastal	part of Greater Vancouver Regional District Sunshine Coast Regional District Squamish Lillooet Regional District	part of Vancouver CMA, including Vancouver City, Richmond, North Vancouver, West Vancouver, Bowen Island, Lion's Bay, Belcarra, Anmore, GRVD RDA "A" Squamish CA
Vancouver Island / Central Coast	Metro Victoria & Gulf Islands	Capital Regional District	Victoria CMA
	Central Vancouver island	Nanaimo Regional District Alberni-Clayoquot Regional District Cowichan Valley Regional District	Nanaimo CA Parksville CA Port Alberni CA Duncan CA
	Courtenay / North Island / Central Coast	Comox Valley Regional District Strathcona Regional District Mount Waddington Regional District Powell River Regional District Central Coast Regional District	Courtenay CA Campbell River CA Powell River CA
Okanagan / Thompson / Shuswap	Central Okanagan	Central Okanagan Regional District	Kelowna CMA
	North Okanagan	North Okanagan Regional District	Vernon CA
	South Okanagan	Okanagan-Similkameen Regional District	Penticton CA
	Thompson/Shuswap	Columbia-Shuswap Regional District Thompson-Nicola Regional District	Salmon Arm Kamloops CA
Other BC	Kootenay	East Kootenay Regional District Central Kootenay Regional District Kootenay Boundary Regional District	Cranbrook CA
	North-Central BC	Peace River Regional District Northern Rockies Regional District Bulkley-Nechako Regional District Stikine Regional District Kitimat-Stikine Regional District Skeena-Queen Charlotte Regional District Cariboo Regional District Fraser-Fort George Regional District	Dawson Creek CA Fort St John CA Terrace CA Prince Rupert CA Williams Lake CA Quesnel CA Prince George CA

1.1 Vacancy Rates (%) of Independent Living Spaces[1] by Unit Type
British Columbia

Centre	Bachelor		One Bedroom		Two Bedroom +		Total	
	2017	2018	2017	2018	2017	2018	2017	2018
Lower Mainland	2.7	2.4	3.3	1.8	2.5	1.2	3.1	1.8
Fraser East	4.3	0.4	1.9	0.7	2.6	0.0	2.4	0.5
Abbotsford/Mission	**	**	1.3	1.0	4.2	0.0	2.4	0.8
Chilliwack/Hope/Agassiz	3.0	0.6	2.9	0.0	0.9	0.0	2.6	0.2
Fraser North	2.1	0.9	3.5	1.5	4.1	1.5	3.3	1.3
Burnaby	5.7	0.9	7.4	2.8	**	**	6.8	2.2
Coquitlam/Port Coquitlam/Port Moody	0.7	**	1.7	0.3	6.4	**	1.8	0.2
Maple Ridge/Pitt Meadows	0.0	1.6	0.8	2.1	4.5	3.0	1.0	2.0
New Westminster	**	**	**	**	**	**	**	**
Fraser South	3.0	2.8	3.2	1.7	2.2	1.8	3.0	1.9
Langley	2.9	0.0	5.4	0.9	3.1	1.5	4.8	0.9
Surrey/Delta	2.8	3.4	2.2	1.8	**	0.0	2.1	2.1
White Rock/South Surrey	3.8	3.1	1.6	2.4	3.6	4.3	2.1	2.8
Vancouver Coastal	2.0	4.1	4.0	2.7	2.0	1.2	3.3	2.9
Vancouver	1.7	5.1	6.6	3.8	3.8	0.8	4.6	3.9
Richmond	**	**	**	**	**	**	2.1	0.5
North/West Vancouver	**	3.4	1.4	2.4	**	1.3	1.8	2.5
Coastal Vancouver	**	**	**	**	**	**	**	**
Vancouver Island / Central Coast	4.1	3.4	3.9	3.4	2.8	2.7	3.8	3.3
Metro Victoria & Gulf Islands	4.3	0.8	3.8	4.4	3.2	1.9	3.8	3.5
Saanich, Peninsula & Gulf Islands	4.1	0.7	2.3	3.7	3.8	2.3	2.8	3.0
Victoria/Esquimalt/Oak Bay/View Royal	4.7	1.0	5.9	6.0	2.7	1.7	5.3	4.5
West Shore	**	**	**	0.6	**	**	**	0.5
Central Vancouver Island	1.7	4.4	4.2	2.2	2.8	4.5	3.7	2.8
Duncan/Cowichan	2.3	**	7.6	1.8	**	**	6.6	3.4
Parksville/Qualicum	**	**	5.0	**	**	**	4.9	**
Port Alberni	**	**	**	**	**	**	**	**
Nanaimo	2.1	2.2	1.9	2.6	0.0	6.9	1.7	3.0
Courtenay / North Island / Central Coast	8.9	**	3.6	2.4	**	**	4.1	4.1
Okanagan / Thompson / Shuswap	5.3	5.4	8.8	5.3	5.9	3.5	7.6	5.1
Central Okanagan	7.3	4.7	3.3	3.2	4.3	4.2	4.1	3.6
North Okanagan	3.7	5.9	3.7	7.6	3.9	2.2	3.7	6.0
South Okanagan	6.8	5.1	10.6	5.3	3.8	1.9	8.9	4.7
Thompson/Shuswap	4.1	5.7	20.8	8.4	10.2	4.9	14.4	7.1
Other BC	12.8	7.9	2.8	1.2	1.8	**	4.5	2.9
British Columbia	4.3	3.7	4.8	3.0	3.5	2.1	4.5	3.0

[1] Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units, respite units, and units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
**: Suppressed for confidentiality/statistical reliability -: A zero count or no Universe

1.2 Vacancy Rates (%) of Independent Living Spaces[1] by Rent Range ($)
British Columbia

Centre	Less than $1,900		$1,900 - $2,399		$2,400 - $2,899		$2,900 -$4,999		$5,000 and More		Total Where Rents are Known	
	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018
Lower Mainland	2.1	1.7	1.9	0.5	3.6	2.0	2.8	1.6	5.4	3.8	3.1	1.8
Fraser East	1.8	0.3	2.1	0.3	2.5	1.5	3.2	0.4	**	**	2.4	0.5
Abbotsford/Mission	0.0	0.0	0.0	0.7	3.7	**	3.9	0.6	**	**	2.4	0.8
Chilliwack/Hope/Agassiz	3.8	0.7	3.7	0.0	1.5	0.0	**	**	**	**	2.6	0.2
Fraser North	0.5	1.2	2.1	0.7	6.0	1.6	3.3	1.2	**	**	3.3	1.2
Burnaby	**	**	**	**	9.6	**	5.1	2.4	**	**	6.8	2.2
Coquitlam/Port Coquitlam/Port Moody	**	**	**	**	3.0	**	**	**	**	**	1.8	0.2
Maple Ridge/Pitt Meadows	**	**	0.0	0.0	**	0.8	1.8	1.5	**	**	1.0	1.6
New Westminster	**	**	**	**	**	**	**	**	**	**	**	**
Fraser South	5.4	4.1	3.2	0.5	3.1	1.4	2.7	1.8	1.5	6.8	3.0	1.9
Langley	**	**	1.4	**	3.1	0.0	6.2	0.8	**	**	4.8	0.9
Surrey/Delta	4.2	6.0	2.3	0.3	2.8	3.0	0.6	2.0	**	**	2.1	2.1
White Rock/South Surrey	**	**	**	**	3.8	1.4	1.2	2.7	**	9.0	2.1	2.8
Vancouver Coastal	**	**	0.7	0.7	3.1	4.1	2.3	2.6	5.8	3.6	3.3	3.0
Vancouver	**	**	0.9	0.6	**	**	2.7	4.3	12.8	3.7	4.6	3.9
Richmond	**	**	**	**	**	**	**	**	**	**	2.1	0.5
North/West Vancouver	**	**	**	**	**	**	**	**	2.1	3.5	1.8	2.9
Coastal Vancouver	**	**	**	**	**	**	**	**	**	**	**	**
Vancouver Island / Central Coast	1.8	0.8	7.7	2.7	3.9	2.7	3.7	4.4	3.2	1.3	3.8	3.5
Metro Victoria & Gulf Islands	2.8	0.7	2.8	1.1	2.5	2.0	4.4	4.7	3.2	1.4	3.8	3.5
Saanich, Peninsula & Gulf Islands	**	**	**	**	2.3	0.7	3.0	4.4	4.0	0.7	2.8	3.0
Victoria/Esquimalt/Oak Bay/View Royal	3.2	**	5.4	**	4.9	5.0	6.0	5.2	1.7	2.6	5.3	4.5
West Shore	**	**	**	**	**	**	**	**	**	**	**	0.5
Central Vancouver Island	1.4	0.9	15.7	**	4.9	1.8	2.3	4.6	**	**	3.7	3.2
Duncan/Cowichan	**	**	**	**	**	**	12.2	**	**	**	6.6	**
Parksville/Qualicum	**	**	**	**	**	**	**	**	**	**	4.9	**
Port Alberni	**	**	**	**	**	**	**	**	**	**	**	**
Nanaimo	**	**	**	**	4.0	1.8	0.8	4.7	**	**	1.7	3.0
Courtenay / North Island / Central Coast	**	**	**	**	**	**	3.2	2.8	**	**	4.1	4.1
Okanagan / Thompson / Shuswap	8.4	4.8	10.9	10.4	7.6	5.1	4.1	2.9	**	**	7.6	5.1
Central Okanagan	7.0	8.6	5.7	4.6	3.6	0.3	2.3	3.1	**	**	4.1	3.6
North Okanagan	3.7	3.7	7.3	10.9	2.6	12.9	2.0	2.1	**	**	3.9	6.0
South Okanagan	5.2	1.1	18.9	14.1	4.2	3.4	7.6	3.6	**	**	8.9	4.7
Thompson/Shuswap	16.9	5.8	15.7	15.3	16.3	6.4	7.5	2.0	**	**	14.4	7.0
Other BC	10.5	10.9	2.2	**	2.1	**	7.5	5.5	**	**	4.6	3.3
British Columbia	5.4	3.7	6.0	3.9	4.8	2.9	3.4	2.7	5.0	3.4	4.5	3.1

[1] Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units, respite units, and units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

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1.3 Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces[1]
British Columbia

Centre	Vacancy Rate		Average Rent	
	2017	2018	2017	2018
Lower Mainland	1.9	1.5	6,852	7,419
Fraser East	2.3	3.6	5,541	**
Fraser North	5.5	1.3	**	**
Fraser South	1.0	0.9	6,508	6,693
Vancouver Coastal	0.1	0.4	**	8,808
Vancouver Island / Central Coast	0.9	3.2	6,875	6,864
Metro Victoria & Gulf Islands	2.4	6.3	7,264	7,348
Central Vancouver Island	0.3	2.0	**	6,062
Coast	**	**	**	**
Okanagan / Thompson / Shuswap	0.9	3.2	5,761	5,790
Other BC	**	**	**	**
British Columbia	1.3	2.1	6,692	6,867

[1] Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate.

1.4 Universe, Number of Residents Living in Universe and Capture Rate (%)
British Columbia

Centre	Total Number of Spaces	Overall Vacancy Rate (%)		Number of Residences	Number of Residents	Estimated Population Aged 75+[1]	Capture Rate[2] (%)
		2017	2018				
Lower Mainland	14,758	2.3	1.6	141	15,421	210,765	7.3
Fraser East	2,466	2.1	1.5	26	2,620	24,271	10.8
Abbotsford/Mission	1,497	2.4	2.3	10	1,574	13,656	11.5
Chilliwack/Hope/Agassiz	969	1.6	0.3	16	1,046	10,615	9.9
Fraser North	3,039	3.5	1.6	27	3,158	44,007	7.2
Fraser South	4,894	2.0	1.4	43	5,118	56,912	9.0
Langley	1,189	4.1	0.8	11	1,282	11,358	11.3
Surrey/Delta	1,933	1.1	1.3	19	2,007	33,490	6.0
White Rock/South Surrey	1,772	1.5	2.0	13	1,829	12,064	15.2
Vancouver Coastal	4,359	1.9	1.9	45	4,524	85,575	5.3
Vancouver Island / Central Coast	7,109	2.5	2.8	84	7,238	84,240	8.6
Metro Victoria & Gulf Islands	3,519	3.0	3.5	44	3,613	38,092	9.5
Central Vancouver Island	2,810	1.9	2.2	31	2,856	31,081	9.2
Courtenay / North Island / Central Coast	780	2.6	2.4	9	768	15,067	5.1
Okanagan / Thompson / Shuswap	7,210	5.5	4.4	91	7,417	59,436	12.5
Central Okanagan	2,700	2.9	2.7	28	2,844	19,548	14.5
North Okanagan	1,233	2.8	4.5	16	1,248	9,871	12.6
South Okanagan	1,674	5.3	5.1	20	1,721	12,457	13.8
Thompson/Shuswap	1,603	11.7	6.4	27	1,604	17,560	9.1
Other BC	2,378	2.8	1.6	47	2,409	38,219	6.3
British Columbia	31,455	3.1	2.5	363	32,485	392,660	8.3

[1] Source: Current Population Estimates, P.E.O.P.L.E. 2017, BC Statistics.

[2] The capture rate is the proportion of the population aged 75 and over living in the survey universe.

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2.1 Universe of Total Spaces by Unit Type British Columbia				
Centre	**Bachelor**	**One Bedroom**	**Two Bedroom +**	**Total**
Lower Mainland	**6,243**	**7,414**	**1,096**	**14,758**
Fraser East	1,074	1,150	242	2,466
Fraser North	1,344	1,561	134	3,039
Fraser South	2,127	2,378	389	4,894
Vancouver Coastal	1,703	2,325	331	4,359
Vancouver Island / Central Coast	**2,620**	**3,896**	**593**	**7,109**
Metro Victoria & Gulf Islands	1,079	2,106	334	3,519
Central Vancouver Island	1,253	1,393	164	2,810
Coast	288	397	95	780
Okanagan / Thompson / Shuswap	**2,725**	**3,743**	**738**	**7,210**
Central Okanagan	841	1,585	270	2,700
North Okanagan	575	516	142	1,233
South Okanagan	727	785	162	1,674
Thompson/Shuswap	582	857	164	1,603
Other BC	**1,140**	**1,077**	**161**	**2,378**
British Columbia	**12,733**	**16,130**	**2,588**	**31,455**

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2.2 Universe by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom +	Total
Lower Mainland	6,248	7,414	1,096	14,758
Independent Living Spaces[1]	2,152	5,602	1,064	8,818
Non-Market Spaces(Independent Living)	834	1,538	-	2,372
Heavy Care Spaces	3,017	132	-	3,149
All Other Spaces	70	-	12	82
Unknown Spaces	175	142	20	337
Fraser East	1,074	1,150	242	2,466
Independent Living Spaces[1]	259	910	230	1,399
Non-Market Spaces(Independent Living)	36	240	-	276
Heavy Care Spaces	779	-	-	779
All Other Spaces	-	-	12	12
Unknown Spaces	-	-	-	-
Fraser North	1,344	1,561	134	3,039
Independent Living Spaces[1]	602	1,221	121	1,944
Non-Market Spaces(Independent Living)	147	245	-	392
Heavy Care Spaces	435	-	-	435
All Other Spaces	6	-	-	6
Unknown Spaces	154	95	13	262
Fraser South	2,127	2,378	389	4,894
Independent Living Spaces[1]	613	1,909	389	2,911
Non-Market Spaces(Independent Living)	417	459	-	876
Heavy Care Spaces	1,033	10	-	1,043
All Other Spaces	64	-	-	64
Unknown Spaces	-	-	-	-
Vancouver Coastal	1,703	2,325	331	4,359
Independent Living Spaces[1]	678	1,562	324	2,564
Non-Market Spaces(Independent Living)	234	594	-	828
Heavy Care Spaces	770	122	-	892
All Other Spaces	-	-	-	-
Unknown Spaces	21	47	7	75
Vancouver Island/ Central Coast	2,620	3,896	593	7,109
Independent Living Spaces[1]	668	2,913	560	4,141
Non-Market Spaces(Independent Living)	467	794	10	1,271
Heavy Care Spaces	1,410	56	2	1,468
All Other Spaces	3	1	-	4
Unknown Spaces	72	132	21	225
Metro Victoria & Gulf Islands	1,079	2,106	334	3,519
Independent Living Spaces[1]	364	1,549	310	2,223
Non-Market Spaces(Independent Living)	172	463	6	641
Heavy Care Spaces	484	4	-	488
All Other Spaces	2	1	-	3
Unknown Spaces	57	89	18	164
Central Vancouver Island	1,253	1,393	164	2,810
Independent Living Spaces[1]	223	1,072	157	1,452
Non-Market Spaces(Independent Living)	224	278	4	506
Heavy Care Spaces	790	-	-	790
All Other Spaces	1	-	-	1
Unknown Spaces	15	43	3	61

continue

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** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

2.2 Universe by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom +	Total
Courtenay/ North Island/ Central Coast	288	397	95	780
Independent Living Spaces[1]	81	292	93	466
Non-Market Spaces(Independent Living)	71	53	-	124
Heavy Care Spaces	136	52	2	190
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Okanagan/ Thompson/ Shuswap	**2,725**	**3,743**	**738**	**7,206**
Independent Living Spaces[1]	1,087	3,028	714	4,829
Non-Market Spaces(Independent Living)	250	652	6	908
Heavy Care Spaces	1,376	10	-	1,386
All Other Spaces	-	-	11	11
Unknown Spaces	12	53	7	72
Central Okanagan	841	1,585	270	2,696
Independent Living Spaces[1]	295	1,359	259	1,913
Non-Market Spaces(Independent Living)	20	214	-	234
Heavy Care Spaces	517	-	-	517
All Other Spaces	-	-	11	11
Unknown Spaces	9	12	-	21
North Okanagan	575	516	142	1,233
Independent Living Spaces[1]	290	342	137	769
Non-Market Spaces(Independent Living)	4	163	-	167
Heavy Care Spaces	278	-	-	278
All Other Spaces	-	-	-	-
Unknown Spaces	3	11	5	19
South Okanagan	727	785	162	1,674
Independent Living Spaces[1]	118	676	156	950
Non-Market Spaces(Independent Living)	192	109	6	307
Heavy Care Spaces	417	-	-	417
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Thompson/ Shuswap	582	857	164	1,603
Independent Living Spaces[1]	384	651	162	1,197
Non-Market Spaces(Independent Living)	34	166	-	200
Heavy Care Spaces	164	10	-	174
All Other Spaces	-	-	-	-
Unknown Spaces	-	30	2	32
Other BC	**1,140**	**1,077**	**161**	**2,378**
Independent Living Spaces[1]	318	712	156	1,186
Non-Market Spaces(Independent Living)	181	334	3	518
Heavy Care Spaces	631	7	-	638
All Other Spaces	-	-	-	-
Unknown Spaces	10	24	2	36
British Columbia	**12,733**	**16,130**	**2,588**	**31,451**
Independent Living Spaces[1]	4,225	12,255	2,494	18,974
Non-Market Spaces(Independent Living)	1,732	3,318	19	5,069
Heavy Care Spaces	6,434	205	2	6,641
All Other Spaces	73	1	23	97
Unknown Spaces	269	351	50	670

[1] Nationally these are referred to as Standard Spaces.

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** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

2.3 Universe of Independant Living Spaces[1] by Rent Range ($)
British Columbia

Centre	Less than $1,900	$1,900 - $2,399	$2,400 - $2,899	$2,900 - $4,999	$5,000 and More
	% of Total[2]	% of Total[2]	% of Total[2]	% of Total[2]	% of Total[2]
Lower Mainland	**12.1**	**13.0**	**17.4**	**43.7**	**13.9**
Fraser East	24.2	21.9	14.2	39.7	**
Fraser North	19.8	6.6	21.0	50.1	2.5
Fraser South	8.4	13.8	20.1	54.1	3.5
Vancouver Coastal	3.0	12.2	12.9	28.2	43.8
Vancouver Island / Central Coast	**8.8**	**3.7**	**23.4**	**58.2**	**5.9**
Metro Victoria & Gulf Islands	5.8	4.0	20.4	60.0	9.9
Central Vancouver Island	17.6	3.8	27.7	50.9	**
Courtenay / North Island / Central Coast	**	2.1	26.6	69.3	1.9
Okanagan / Thompson / Shuswap	**20.0**	**17.5**	**22.2**	**40.3**	**
Central Okanagan	13.4	17.0	17.3	52.3	**
North Okanagan	28.2	14.3	20.2	37.3	**
South Okanagan	28.3	17.9	15.4	38.4	**
Thompson/Shuswap	18.8	19.8	36.7	24.7	**
Other BC	**26.9**	**37.6**	**28.5**	**6.9**	**
British Columbia	**14.3**	**13.5**	**20.6**	**43.9**	**7.8**

Figures exclude semi-private and ward units.

[1] Nationally these are referred to as Standard Spaces.

[2] % is based on those spaces where the rent is known.

The following units are excluded from the table above: non-market/subsidy units, respite units, and units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:

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2.4 Proportion (%) of Structures where Select Services are Available[1] by Structure Size
British Columbia

Centre	Meals				On-Site Medical Services	On-Site Nursing Services[2]	24-Hour Call Bell	Pharmacy
	Optional	# of Meals Included in Rent						
		1	2	3				
Lower Mainland	**0.0**	**10.0**	**35.6**	**54.4**	**37.3**	**30.6**	**94.2**	**5.7**
10 - 49	0.0	9.2	23.1	67.7	18.5	**	87.7	3.1
50 - 89	0.0	5.8	55.2	39.0	23.2	14.5	88.0	2.9
90 or more	0.0	12.3	31.9	55.7	52.2	44.1	100.0	8.1
Fraser East	0.0	11.5	23.1	65.4	53.8	26.9	88.5	15.4
10 - 49	0.0	0.0	9.1	90.9	27.3	9.1	81.8	9.1
50 - 89	0.0	0.0	60.0	40.0	40.0	40.0	80.0	0.0
90 or more	0.0	30.0	20.0	50.0	90.0	40.0	100.0	30.0
Fraser North	0.0	**	45.0	50.8	26.5	22.8	95.8	3.7
10 - 49	0.0	0.0	75.0	25.0	25.0	0.0	100.0	0.0
50 - 89	**	**	**	**	10.6	**	87.9	**
90 or more	0.0	**	**	**	**	**	100.0	7.4
Fraser South	0.0	4.7	32.6	62.8	46.5	30.2	97.7	4.7
10 - 49	0.0	10.0	0.0	90.0	20.0	20.0	90.0	0.0
50 - 89	0.0	12.5	50.0	37.5	37.5	25.0	100.0	0.0
90 or more	0.0	0.0	40.0	60.0	60.0	36.0	100.0	8.0
Vancouver Coastal	0.0	17.8	40.0	42.2	25.6	37.8	93.3	2.2
10 - 49	**	**	**	**	**	**	86.7	**
50 - 89	0.0	8.3	58.3	33.3	16.7	8.3	83.3	8.3
90 or more	0.0	19.6	29.4	51.0	**	52.9	100.0	0.0
Vancouver Island/ Central Coast	**2.5**	**17.6**	**42.5**	**37.4**	**22.6**	**22.6**	**92.7**	**3.7**
10 - 49	3.0	27.9	38.3	30.8	9.5	6.0	84.8	0.0
50 - 89	**	0.0	**	**	18.2	12.6	93.4	0.0
90 or more	0.0	**	46.1	**	**	**	100.0	9.2
Metro Victoria & Gulf Islands	0.0	17.2	48.7	**	21.8	22.0	95.3	2.5
10 - 49	0.0	**	**	13.1	**	0.0	87.2	0.0
50 - 89	0.0	0.0	**	**	**	**	100.0	0.0
90 or more	**	**	**	**	**	**	100.0	**
Central Vancouver Island	**	20.1	33.0	40.1	26.9	23.7	86.7	6.5
10 - 49	7.6	30.5	15.3	46.6	7.6	7.6	77.1	0.0
50 - 89	**	**	24.3	**	24.3	**	**	**
90 or more	0.0	**	**	**	**	**	100.0	14.5
Courtenay/ North Island/ Central Coast	0.0	11.1	44.4	44.4	11.1	22.2	100.0	0.0
10 - 49	0.0	25.0	25.0	50.0	0.0	25.0	100.0	0.0
50 - 89	**	**	**	**	**	**	**	**
90 or more	**	**	**	**	**	**	**	**
Okanagan/ Thompson/ Shuswap	**0.0**	**10.5**	**35.5**	**54.0**	**27.7**	**21.8**	**93.0**	**2.3**
10 - 49	0.0	9.7	38.3	52.0	19.2	6.4	86.9	3.2
50 - 89	0.0	10.0	**	49.8	20.0	**	90.0	0.0
90 or more	0.0	11.4	**	58.1	39.1	38.8	100.0	2.8
Other BC	**0.0**	**29.0**	**55.9**	**15.1**	**15.6**	**13.2**	**89.4**	**2.4**
10 - 49	0.0	13.4	67.2	19.4	16.6	**	84.1	3.5
50 - 89	**	**	**	**	**	**	**	**
90 or more	**	60.2	**	9.7	**	38.8	100.0	**
British Columbia	**0.6**	**14.3**	**39.8**	**45.3**	**28.7**	**24.3**	**92.9**	**3.9**
10 - 49	0.8	15.2	41.5	42.6	15.9	9.1	85.9	2.4
50 - 89	1.4	9.4	47.5	41.6	22.4	13.2	90.5	1.3
90 or more	0.0	16.1	34.5	49.4	42.3	42.4	100.0	6.5

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

[2] On-site nursing services include RN, RPN or LPN.

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2.5 Proportion (%) of Structures with Access to Selected Amenities[1] by Structure Size British Columbia

Centre	Transport-ation Services	Swimming Pool	Hot Tub/Spa	Movie Theatre	Exercise Facilities	Internet
Lower Mainland	**42.8**	**4.4**	**20.3**	**33.7**	**63.4**	**78.3**
10 - 49	18.5	0.0	**	6.2	30.8	63.1
50 - 89	32.0	0.0	11.6	20.7	65.1	73.9
90 or more	58.4	8.3	27.2	51.9	76.9	87.0
Fraser East	46.2	3.8	7.7	23.1	46.2	76.9
10 - 49	9.1	0.0	9.1	9.1	36.4	63.6
50 - 89	80.0	0.0	0.0	20.0	40.0	100.0
90 or more	70.0	10.0	10.0	40.0	60.0	80.0
Fraser North	**	**	19.0	42.9	77.2	84.7
10 - 49	0.0	0.0	0.0	0.0	50.0	75.0
50 - 89	21.2	**	**	**	100.0	78.8
90 or more	**	**	**	**	69.5	91.6
Fraser South	48.8	4.7	20.9	34.9	62.8	86.0
10 - 49	40.0	0.0	10.0	10.0	30.0	80.0
50 - 89	50.0	0.0	12.5	12.5	50.0	75.0
90 or more	52.0	8.0	28.0	52.0	80.0	92.0
Vancouver Coastal	40.0	2.2	27.8	33.3	65.6	67.8
10 - 49	13.3	**	**	**	13.3	**
50 - 89	8.3	0.0	25.0	8.3	58.3	58.3
90 or more	62.7	3.9	27.5	54.9	84.3	82.4
Vancouver Island/ Central Coast	**32.9**	**3.8**	**18.8**	**31.5**	**52.9**	**84.9**
10 - 49	6.0	3.0	6.0	6.0	18.7	71.4
50 - 89	**	0.0	**	25.2	57.0	87.4
90 or more	56.4	**	**	59.6	84.3	96.9
Metro Victoria & Gulf Islands	**	2.5	24.4	**	61.1	87.6
10 - 49	0.0	0.0	0.0	0.0	13.1	72.8
50 - 89	**	0.0	**	**	73.3	100.0
90 or more	**	**	**	**	100.0	93.5
Central Vancouver Island	27.6	3.6	**	27.2	37.3	76.7
10 - 49	7.6	0.0	0.0	7.6	**	61.0
50 - 89	24.3	**	**	24.3	24.3	**
90 or more	**	**	**	**	**	100.0
Courtenay/ North Island/ Central Coast	55.6	11.1	33.3	44.4	66.7	100.0
10 - 49	25.0	25.0	50.0	25.0	50.0	100.0
50 - 89	**	**	**	**	**	**
90 or more	**	**	**	**	**	**
Okanagan/ Thompson/ Shuswap	**45.1**	**4.7**	**22.1**	**28.7**	**54.0**	**72.6**
10 - 49	16.0	0.0	6.5	6.3	16.3	58.4
50 - 89	50.9	5.0	10.0	30.0	64.5	75.0
90 or more	67.0	8.5	42.0	47.3	80.6	83.4
Other BC	**33.2**	**0.0**	**15.3**	**6.4**	**41.9**	**53.1**
10 - 49	16.6	0.0	0.0	0.0	29.7	62.9
50 - 89	**	**	**	**	**	**
90 or more	60.2	**	**	19.4	60.2	**
British Columbia	**39.8**	**3.8**	**19.8**	**28.4**	**55.8**	**75.1**
10 - 49	14.2	0.8	6.7	4.7	23.8	64.0
50 - 89	41.7	1.3	14.6	24.1	64.1	73.3
90 or more	60.2	7.4	33.2	50.3	78.3	85.2

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

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3.1 Average Rent ($) of Independent Living Spaces[1] by Unit Type
British Columbia

Centre	Bachelor		One Bedroom		Two Bedroom +		Total	
	2017	2018	2017	2018	2017	2018	2017	2018
Lower Mainland	2,109	2,393	3,375	3,500	4,705	4,840	3,314	3,403
Fraser East	1,885	1,844	2,454	2,509	3,297	3,341	2,502	2,522
Abbotsford/Mission	**	**	2,442	2,455	3,477	3,647	2,597	2,591
Chilliwack/Hope/Agassiz	1,736	1,775	2,475	2,610	3,103	3,007	2,386	2,433
Fraser North	2,143	2,048	3,145	3,257	4,422	4,469	3,041	2,980
Burnaby	2,277	1,816	3,205	3,108	**	**	3,158	2,772
Coquitlam/Port Coquitlam/Port Moody	1,689	**	3,559	3,662	4,841	**	3,195	3,206
Maple Ridge/Pitt Meadows	2,272	2,530	2,428	2,624	3,425	3,603	2,487	2,660
New Westminster	**	**	**	**	**	**	**	**
Fraser South	2,225	2,254	3,176	3,206	4,165	4,260	3,131	3,146
Langley	2,283	2,372	2,968	2,982	3,638	3,746	2,985	3,022
Surrey/Delta	2,010	2,202	2,897	2,953	4,143	4,299	2,785	2,889
White Rock/South Surrey	2,765	2,292	3,682	3,685	4,801	4,790	3,718	3,581
Vancouver Coastal	2,338	3,135	4,395	4,667	6,537	6,753	4,251	4,574
Vancouver	2,220	2,735	4,149	4,903	6,253	6,770	3,627	4,405
Richmond	**	**	**	**	**	**	3,087	3,130
North/West Vancouver	4,270	4,938	5,452	5,362	7,256	7,430	5,859	5,758
Coastal Vancouver	**	**	**	**	**	**	**	**
Vancouver Island / Central Coast	2,363	2,286	3,207	3,299	4,087	4,280	3,200	3,267
Metro Victoria & Gulf Islands	2,447	2,495	3,490	3,559	4,718	4,753	3,482	3,552
Saanich, Peninsula & Gulf Islands	2,864	2,837	3,741	3,848	4,894	4,949	3,828	3,893
Victoria/Esquimalt/Oak Bay/View Royal	2,266	2,305	3,438	3,622	4,739	4,754	3,318	3,497
West Shore	**	**	**	2,159	**	**	**	2,203
Central Vancouver Island	2,087	1,833	2,747	2,828	3,173	3,383	2,721	2,720
Duncan/Cowichan	2,121	**	2,325	2,780	**	**	2,346	2,756
Parksville/Qualicum	**	**	2,921	**	2,780	**	2,881	**
Port Alberni	**	**	**	**	**	**	**	**
Nanaimo	2,089	1,588	2,818	2,815	3,443	3,564	2,816	2,710
Courtenay / North Island / Central Coast	2,541	**	3,136	3,286	**	**	3,137	3,341
Okanagan / Thompson / Shuswap	1,838	1,870	2,512	2,662	3,354	3,748	2,495	2,644
Central Okanagan	1,984	2,107	2,605	2,793	3,734	4,210	2,658	2,880
North Okanagan	1,617	1,699	2,563	2,723	3,445	3,589	2,347	2,491
South Okanagan	1,902	1,941	2,262	2,404	3,264	3,514	2,371	2,529
Thompson/Shuswap	1,881	1,803	2,554	2,622	2,933	3,371	2,443	2,460
Other BC	1,656	1,646	2,254	2,169	2,733	2,741	2,218	2,140
British Columbia	**2,086**	**2,193**	**3,059**	**3,172**	**4,039**	**4,272**	**3,009**	**3,107**

[1] Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units, respite units, and units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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01 Average Rent ($) of Independent Living Spaces[1] by Unit Type and Date Residence Opened
British Columbia

Centre	Before 1990	1990-1999	2000 or Later	Total
Lower Mainland	**3,183**	**2,665**	**3,631**	**3,403**
Bachelor	**	**	**	**
One Bedroom	2,177	1,874	2,717	2,393
Two Bedroom	3,929	2,761	3,580	3,500
	5,232	**4,062**	**4,897**	**4,840**
Bachelor	3,231	3,273	3,277	3,267
One Bedroom	**	**	**	**
Two Bedroom	1,707	2,595	2,400	2,286
	3,483	**3,315**	**3,230**	**3,299**
Bachelor	4,695	4,090	4,263	4,280
One Bedroom	1,951	2,823	2,688	2,644
Two Bedroom	**	**	**	**
	1,403	**2,191**	**1,917**	**1,870**
Bachelor	2,273	2,786	2,672	2,662
One Bedroom	3,444	3,644	3,798	3,748
Two Bedroom	**	**	2,148	2,140
	**	**	**	**
Bachelor	**	**	1,655	1,646
One Bedroom	**	**	2,169	2,169
Two Bedroom	**	**	2,741	2,741

[1] Nationally these are referred to as Standard Spaces.

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O2 Universe, Vacancy Rates (%) and Average Rents ($) for Non-Urban Centres less than 50,000 population British Columbia

	Lower Mainland	Vancouver Island/ Central Coast	Okanagan/ Thompson/ Shuswap	Other BC	Total
Universe					
Independent Living Spaces[1]					3,304
Other					2,952
Total	**214**	**1,686**	**2,351**	**2,005**	**6,256**
Universe of Spaces					
Bachelor					2,665
One-Bedroom					3,123
Two-Bedroom					468
Total	**214**	**1,686**	**2,351**	**2,005**	**6,256**
Total Vacancy Rate					
Bachelor					3.1
One-Bedroom					4.1
Two-Bedroom					1.9
Total	**0.5**	**1.7**	**7.4**	**1.0**	**3.5**
Independent Living[1] Vacancy Rate					
Bachelor					4.6
One-Bedroom					5.2
Two-Bedroom					2.0
Total	**	**2.0**	**8.3**	**1.5**	**4.6**
Independent Living[1] Spaces Rent					
Bachelor					1,895
One-Bedroom					2,419
Two-Bedroom					3,220
Total	**	**2,909**	**2,468**	**2,163**	**2,444**

[1] Nationally these are referred to as Standard Spaces.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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O3.1 Universe of Total Spaces[1] by Unit Type British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom +	Total
Lower Mainland	**19,003**	**7,414**	**1,096**	**27,513**
Fraser East	2,072	1,150	242	3,464
Fraser North	4,412	1,561	134	6,107
Fraser South	5,022	2,378	389	7,789
Vancouver Coastal	7,497	2,325	331	10,153
Vancouver Island / Central Coast	**7,403**	**3,896**	**593**	**11,892**
Metro Victoria & Gulf Islands	3,909	2,106	334	6,349
Central Vancouver Island	2,449	1,393	164	4,006
Courtenay / North Island / Central Coast	1,045	397	95	1,537
Okanagan / Thompson / Shuswap	**5,750**	**3,743**	**738**	**10,235**
Central Okanagan	1,782	1,585	270	3,641
North Okanagan	1,006	516	142	1,664
South Okanagan	1,346	785	162	2,293
Thompson/Shuswap	1,616	857	164	2,637
Other BC	**2,860**	**1,077**	**161**	**4,098**
British Columbia	**35,016**	**16,130**	**2,588**	**53,738**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

O3.2 Vacancy Rates (%) of Total Spaces[1] by Unit Type British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom +	Total
Lower Mainland	**1.8**	**1.5**	**1.2**	**1.6**
Fraser East	2.7	0.7	0.0	1.5
Fraser North	1.8	1.3	1.5	1.6
Fraser South	1.2	1.6	1.8	1.4
Vancouver Coastal	2.0	2.0	1.2	1.9
Vancouver Island/ Central Coast	**2.9**	**2.8**	**2.6**	**2.8**
Metro Victoria & Gulf Islands	3.5	3.7	1.9	3.5
Central Vancouver Island	2.2	1.8	4.4	2.2
Courtenay/ North Island/ Central Coas	**	1.8	2.1	2.4
Okanagan/ Thompson/ Shuswap	**4.1**	**4.8**	**3.6**	**4.4**
Central Okanagan	2.0	2.8	4.4	2.7
North Okanagan	3.5	6.3	2.2	4.5
South Okanagan	5.8	5.2	1.9	5.1
Thompson/ Shuswap	5.7	7.3	4.9	6.4
Other BC	**2.3**	**1.2**	**	**1.6**
British Columbia	**2.6**	**2.6**	**2.1**	**2.5**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

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O3.3 Universe of Total Spaces[1] by Size of Residence British Columbia

Centre	< 50 Spaces		50 - 99 Spaces		100 + Spaces		Median
	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Residence Size
Lower Mainland	**32**	**797**	**41**	**2,913**	**68**	**11,048**	**97**
Fraser East	11	245	6	416	9	1,805	60
Fraser North	4	141	9	601	14	2,297	114
Fraser South	10	208	9	668	24	4,018	120
Vancouver Coastal	7	203	17	1,228	21	2,928	97
Vancouver Island / Central Coast	**33**	**729**	**21**	**1,428**	**30**	**4,952**	**62**
Metro Victoria & Gulf Islands	16	391	14	966	14	2,162	65
Central Vancouver Island	13	266	6	408	12	2,136	61
Courtenay / North Island / Central Coa	4	72	1	54	4	654	54
Okanagan / Thompson / Shuswap	**35**	**643**	**25**	**1,894**	**31**	**4,673**	**75**
Central Okanagan	10	131	4	273	14	2,296	97
North Okanagan	6	142	4	302	6	789	72
South Okanagan	6	100	8	629	6	945	81
Thompson/Shuswap	13	270	9	690	5	643	62
Other BC	**32**	**665**	**8**	**652**	**7**	**1,061**	**26**
British Columbia	**132**	**2,834**	**95**	**6,887**	**136**	**21,734**	**72**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

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O3.4 Vacancy Rate (%) and Universe of Total Spaces[1] by Date Residence Opened British Columbia

Centre	Before 2001		2001 or Later		Total	
	Vacancy Rate	Universe	Vacancy Rate	Universe	Vacancy Rate	Universe
Lower Mainland	2.5	5,194	1.1	9,564	1.6	14,758
Fraser East	2.2	1,362	0.6	1,104	1.5	2,466
Fraser North	2.2	1,142	1.1	1,897	1.5	3,039
Fraser South	1.7	1,336	1.3	3,558	1.4	4,894
Vancouver Coastal	3.7	1,354	1.1	3,005	1.9	4,359
Vancouver Island / Central Coast	4.0	2,720	2.0	4,389	2.7	7,109
Metro Victoria & Gulf Islands	3.9	1,628	2.7	1,891	3.3	3,519
Central Vancouver Island	4.0	946	1.1	1,864	2.1	2,810
Courtenay / North Island / Central Coa	**	146	2.1	634	2.4	780
Okanagan / Thompson / Shuswap	3.3	2,312	4.9	4,898	4.4	7,210
Central Okanagan	3.7	1,234	1.8	1,466	2.7	2,700
North Okanagan	2.9	483	5.5	750	4.5	1,233
South Okanagan	2.9	486	6.1	1,188	5.1	1,674
Thompson/Shuswap	1.8	109	6.6	1,494	6.3	1,603
Other BC	6.6	76	1.4	2,302	1.6	2,378
British Columbia	**3.1**	**10,302**	**2.2**	**21,153**	**2.5**	**31,455**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

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04 Assisted Living[1] Unit Counts by Unit Type British Columbia

Centre	Business Type	Funded	Private Pay	Total Assisted Living[1]
Lower Mainland	**Non-Profit**	**1,623** a	**365** a	**1,988** a
	Profit	**655** a	**870** a	**1,525** a
Fraser East	Non-Profit	196 a	34 a	230 a
	Profit	130 a	148 a	278 a
Fraser North	Non-Profit	310 a	21 a	331 a
	Profit	120 a	205 a	325 a
Fraser South	Non-Profit	332 a	181 a	513 a
	Profit	237 a	289 a	526 a
Vancouver Coastal	Non-Profit	785 a	129 a	914 a
	Profit	168 a	228 a	396 a
Vancouver Island / Central Coast	**Non-Profit**	**798** a	**	**845** a
	Profit	**266** a	**545** a	**811** a
Metro Victoria & Gulf Islands	Non-Profit	428 a	**	475 a
	Profit	**	219 a	300 a
Central Vancouver Island	Non-Profit	**	**	**
	Profit	159 a	**	**
Courtenay / North Island / Central Coas	Non-Profit	**	**	**
	Profit	26 a	67 a	93 a
Okanagan / Thompson / Shuswap	**Non-Profit**	**513** a	**	**527** a
	Profit	**291** a	**693** b	**984** b
Central Okanagan	Non-Profit	**	**	**
	Profit	**	**	**
North Okanagan	Non-Profit	**	**	**
	Profit	**	**	**
South Okanagan	Non-Profit	97 a	1 a	98 a
	Profit	84 a	141 a	225 a
Thompson/Shuswap	Non-Profit	169 a	**	169 a
	Profit	**	421 a	465 a
Other BC	**Non-Profit**	**306** a	**	**314** a
	Profit	**211** a	**127** b	**338** b
British Columbia	**Non-Profit**	**3,240** a	**434** b	**3,674** a
	Profit	**1,424** a	**2,234** b	**3,658** a

[1] Assisted Living Units as defined under BC's Community Care and Assisted Living Act; generally Assisted Living includes services such as meals, housekeeping, laundry and some assistance with personal care such as grooming, mobility and medications. These units are usually also designated as Independent Living.

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O5 Number of Residents, Number of Residents Living Alone and Number of Residents in Heavy Care Units

British Columbia

Centre	2017		2018	
Lower Mainland				
Total number of residents	15,110	a	15,421	a
Number of residents living alone	13,340	a	13,568	a
Total number of couples	885	a	901	a
Number of residents in heavy care units	3,506	b	3,182	b
Average age of residents	82	a	83	a
Total of all residents in heavy care units[1]	15,062	a	15,582	a
Vancouver Island/ Central Coast				
Total number of residents	7,430	b	7,238	a
Number of residents living alone	6,405	b	6,562	a
Total number of couples	513	b	330	b
Number of residents in heavy care units	1,485	d	1,460	b
Average age of residents	83	a	83	a
Total of all residents in heavy care units[1]	5,757	a	6,211	a
Okanagan/ Thompson/ Shuswap				
Total number of residents	7,146	a	7,417	a
Number of residents living alone	6,024	a	6,366	a
Total number of couples	561	b	526	a
Number of residents in heavy care units	1,292	b	1,353	a
Average age of residents	83	a	83	a
Total of all residents in heavy care units[1]	4,322	a	4,336	a
Other BC				
Total number of residents	2,473	b	2,409	a
Number of residents living alone	2,247	b	2,269	a
Total number of couples	55	c	70	a
Number of residents in heavy care units	562	c	643	a
Average age of residents	82	a	83	a
Total of all residents in heavy care units[1]	2,322	a	2,359	a
British Columbia				
Total number of residents	32,159	a	32,485	a
Number of residents living alone	28,015	a	28,764	a
Total number of couples	2,014	a	1,826	a
Number of residents in heavy care units	6,844	b	6,637	a
Average age of residents	83	a	83	a
Total of all residents in heavy care units[1]	27,462	a	28,487	a

[1] Includes residents in Seniors Housing with heavy care units, plus residents in 100% heavy care facilities such as extended care, multi-level care.

The following letter codes are used to indicate the reliability of the estimates:

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Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe.

To be eligible for inclusion in the survey results, a residence must:

- ✓ have at least one unit that is not subsidized (in the Atlantic provinces, Quebec and Ontario);
- ✓ have been in operation for at least one year (for example, it must have started operation before January 2015 to be included in the 2016 survey);
- ✓ have at least 10 rental units (in Quebec, Ontario and the Prairies) or 5 rental units (in the Atlantic provinces and B.C.);
- ✓ offer an on-site meal plan;
- ✓ not mandate high levels of health care (defined as 1.5 hours or more of care per day) to all of its residents; nursing homes and long-term care homes are examples of residences that were not included in the survey;
- ✓ offer rental units; life lease units and owner-occupied units are excluded from this survey; and
- ✓ have at least 50 per cent of its residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey; therefore, all seniors' residences in Canada meeting these criteria are to be part of this survey. The survey universe in Quebec may include private residences that do not meet the conditions for obtaining a certificate of compliance.

Survey data were obtained through a combination of telephone interviews and fax and e-mail responses. Information was obtained from the residence owner, manager or administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, in order to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data, please click here.

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases, a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard space: A space where the resident does not receive high-level care (that is, the resident receives less than 1.5 hours of care per day) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

Heavy care space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples of conditions that could require high-level care include Alzheimer's, dementia and reduced mobility.

Respite space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or subsidy space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: The actual amount a resident pays per month for his or her accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

Acknowledgement
The Seniors' Housing Survey could not have been conducted without the co-operation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality
All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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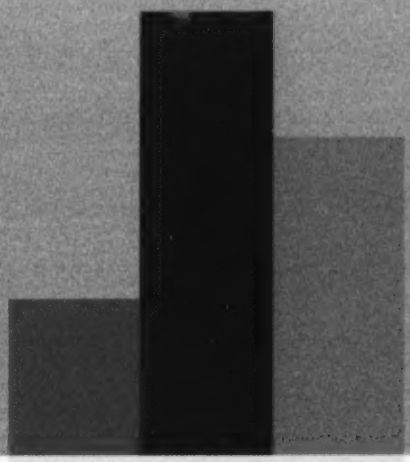

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